



Newcombe Rise Yiewsley Middlesex UB7

Guide Price £217,950

• Second Floor Flat • One Bedroom • Good Sized Living Room • Fitted Kitchen • Bathroom • Extremely Long Lease • Communal Gardens •

DESCRIPTION

This second floor one bedroom flat reveals a well planned design and is situated in a neatly kept development which dates back to the late 1980's. The property boasts a long lease, generous living room with opening to a fitted kitchen, double bedroom with built in wardrobe and a bathroom. Externally there are delightful communal grounds and shared residents parking.

HEATING & HOT WATER

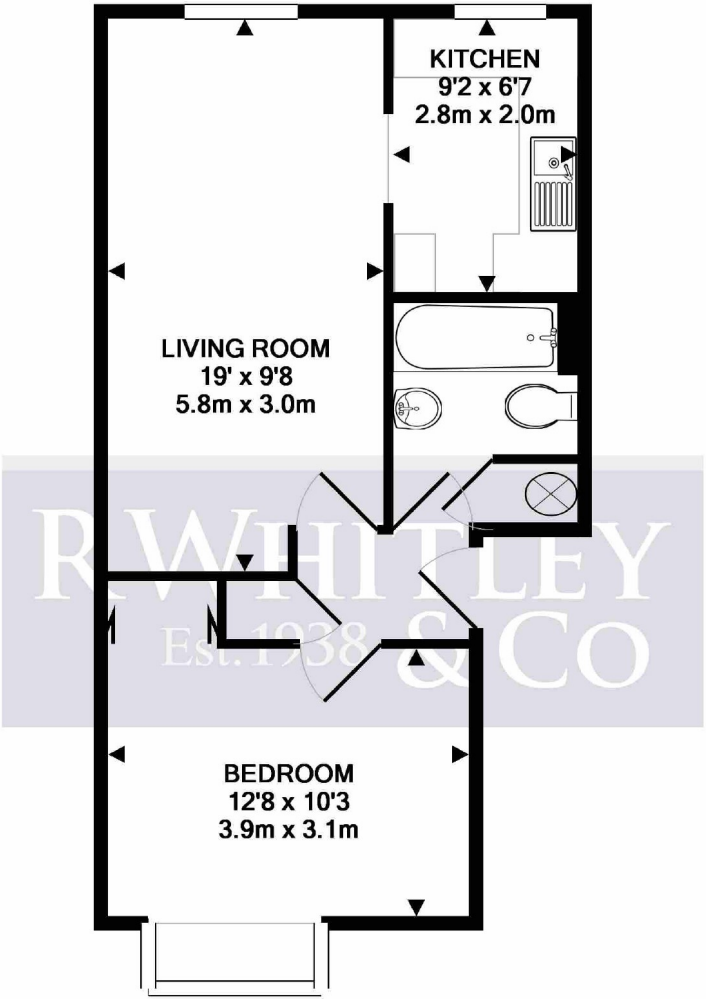
Electric heating. Electric immersion heater in hot water cylinder providing the domestic hot water.

WINDOWS

Part double glazing.

LOCATION

The town centre of Yiewsley and West Drayton (with mainline railway station which will benefit from Crossrail), bus routes and local schools are all within walking distance. Uxbridge town centre, The Stockley Business Park, London Heathrow Airport and the motorway network are all within easy motoring distance.



TOTAL APPROX. FLOOR AREA 462 SQ.FT. (42.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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COUNCIL TAX BAND

We understand that the current council tax band is C.

TENURE

We understand that the property is held on a lease term of 190 years from 01/01/1988.*

GROUND RENT

We understand that there is a ground rent payable currently £100 per annum. This figure may rise throughout the term.*

SERVICE CHARGE

We understand the annual service charge payable is currently £972.61.*

NOTE

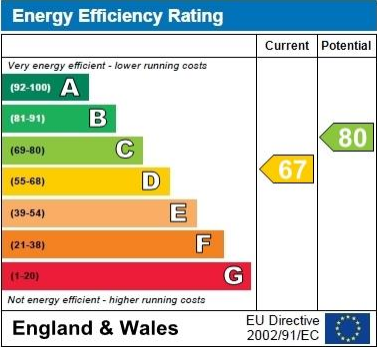
* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

SERVICES

Mains electricity, water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co.



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